

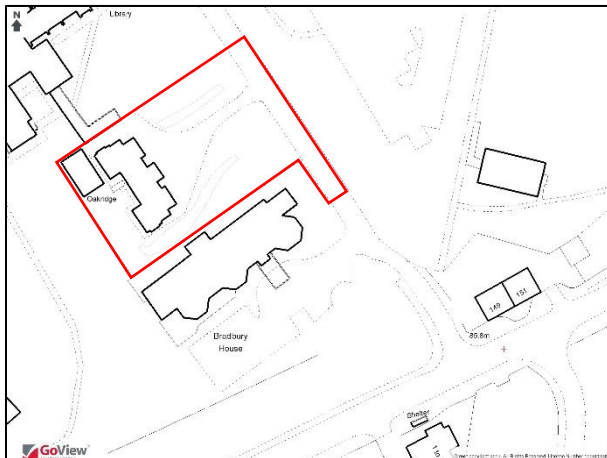


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

Prestige Office building To Let in Stafford



- **Oakridge, Weston Road, Stafford, Staffordshire, ST16 3RS**
- **3,365 sq.ft. (312.56 sq.m.)**
- **Centrally heated**
- **Forecourt parking**
- **Good access to town centre and M6 motorway**
- **Distinctive architectural style**
- **Situated in own secure grounds**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

mailbox@millarsandy.com www.millarsandy.com

LOCATION

Oakridge is situated off the north side of the A518 Weston Road between its junctions with Cowan Drive and Copper Glade, approximately three quarters of a mile east from Stafford town centre. Junction 14 of the M6 Motorway is about two miles distant and provides access to Manchester and the north-west, London and the south-east by way of the M1 link and Bristol and the south-west via its connection with the M5. Stafford also lies on the West Coast line thereby benefitting from the town's rapid rail links with London and the north.

DESCRIPTION

Oakridge is an imposing two-storey brick and tile building, which has been enlarged at the rear by way of a single-storey extension, and provides cellular office accommodation on the ground and first floors with additional cellar space and the benefit of a large forecourt parking area.

The premises are centrally heated, carpeted, have blinds, dado trunking and Category II lighting and the external areas are landscaped with the site is secured by electrically-operated gates.

The availability of the property offers an ideal opportunity for a company with a headquarters requirement to acquire premises in a highly accessible fringe of town centre location with the benefit of good public access and excellent motorway communications links.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND	Lobby	-	-
	Reception	225	20.90
	Five offices	960	89.18
	Kitchen	55	5.10
	Store	55	5.10
	Shower room	-	-
	WC facility	-	-
	Meeting room	690	64.10
FIRST	Five offices	1,270	117.98
	Store	55	5.10
	Store	55	5.10
	Male and female WC facilities	-	-
CELLAR	Boiler room	-	-
TOTAL NET FLOOR AREA		3,365	312.56
EXTERNAL Surfaced driveway access from Weston Road secured by electrically-operated gates. Forecourt parking area. Landscaped external areas at the front and rear.			

SERVICES

All mains services are connected. The premises are centrally-heated by hot water radiators fed by a Buderus gas-fired boiler located in the cellar.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £29,500 from March 2017 with an estimated Uniform Business Rates payable of £15,773 per annum for the year ending in March 2018. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 87 in Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£40,000** per annum exclusive of rates and VAT with upward only reviews to be at five yearly intervals. The landlord will insure the property and then recharge the tenant the cost thereof.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3966
26.01.2017